

ADEQ Meeting Minutes

Arizona Department
of Environmental Quality



Central and Camelback Water Quality Assurance Revolving Fund (WQARF) Site Community Advisory Board Meeting

Wednesday, December 13, 2006

6:00 p.m.

Arizona Department of Environmental Quality, Room 145
1110 W. Washington, Phoenix

DRAFT MINUTES

Ref: PIOUS #07-101

CAB members present: Frank Connell, Peter Zorbas, Pam Perry, Carm Moehle, Stan Watts, Allene Pierce Avey, and Lynn Morrow

CAB members absent:

ADEQ staff in attendance: Jennifer Edwards, Project Manager; Wendy Flood, Community Involvement Coordinator; Joey Pace, Hydrologist; and Julie Riemenschneider, Remedial Projects Unit Manager.

Members of the public present: Rich Petrus, HydroGeo Chem; Don Stoltzfus, City of Phoenix; Esther Porter; John Kohl; and Amy Bratt, Metro Light Rail

The following matters were discussed, considered, or decided at the meeting:

1. **Welcome and Introductions-**
Mr. Connell welcomed all attendees.
2. **Acceptance or Changes to July 24, 2006 meeting minutes -**
Mr. Lynn Morrow moved to accept the minutes as written. It was seconded by Mr. Zorbas and passed.
3. **Water Quality Results and Operation and Maintenance for 3rd Quarter, 4th Quarter Sampling Event, Electrical Vault Construction Move, Maroney's Building and SVE System-**
Ms. Edwards introduced ADEQ staff present and Mr. Rich Petrus from HydroGeoChem. Ms. Edwards presented an updated plume map. She informed the CAB that the project is moving into the Remedial Investigation (RI) phase, and the last step in the Early Response Action (ERA) is the installation of the Soil Vapor Extraction.
Ms. Edwards went over the events since last meeting. The well installation for the northern extent only showed BTEX, found in gasoline. The project has moved in to the RI phase and the Maroney's building has been torn down. The new electrical vaults have been relocated. Wastewater discharge has been going to the City of Phoenix sewer since the move began. The SRP canal dryout period is during January and ADEQ will continue to discharge until SRP completes their move. Light rail staff requested lowering of additional the electrical vaults in front of the treatment system by 8 inches to meet the new sidewalk grade.

O&M statistics for the 3rd quarter showed 11,155,700 gallons treated and ran the treatment system at 95% efficiency. Ms. Edwards reported that as of the 3rd quarter a total of 241.57 lbs of VOCS have been removed with 215.64 lbs being PCE. The last concentration reading showed that PCE is still above standard. A chart was presented to the CAB showing the influent changes over time.

Ms. Edwards stated that the Prospective Purchaser Agreement (PPA) with CBS Outdoor has been put into action and access has been granted to perform further investigation on the former Maroney's property. Acquiring the air quality permit is in process for the SVE. A map was presented of the proposed location of the SVE.

Ms. Edwards summarized the goal of the RI and the steps that will follow. A notice was posted in the AZ Republic announcing the start of the RI, and a fact sheet was mailed to all residents in the community involvement area. Mr. Watts asked who will be getting the PRP letters. Ms. Riemenschneider responded that the list will be available after the RI. The letters go to the parties that are being investigated. Mrs. Avey commented that the old Mexican food site used to be a mobile station. A comment period was also announced in the newspaper notice and, as of the CAB meeting, no comments had been received. More wells are planned to be installed to determine the southern extent of the plume.

Ms. Edwards summarized the Light Rail/SRP move that affected the site. The system had been shut down for two weeks but is back on schedule.

Ms. Edwards concluded with an outline of future work. The O & M activities will continue, the 4th Quarter event will take place Dec. 18 and 19, ADEQ is working with CBS Outdoor, the owners of the property, to get access for the SVE, and the RI work will commence.

4. Comments on Executive Summary of City of Phoenix Report –

Mrs. Flood summarized the background of the City of Phoenix report. The floor was opened to those that had comments or questions for Mr. Stoltzfus about the report. Mr. Connell asked if there were any surprises or anything unexpected. Mr. Stoltzfus commented that the southern up gradient wells had PCE. The city looked at the Weiss Guys site. It still has soil contamination, and remediation needs to be done. Soil gas borings were installed, and concentrations were found at expected depths. No significant contamination will be disturbed by the construction.

5. METRO General Overview for Central and Camelback, Light Rail Elements –

Ms. Amy Bratt reviewed the Light Rail project map and handed out copies of her presentation. The project is on time and on budget with expected completion in 2008. Ms. Bratt commented that the northwest expansion is under review. She announced that the trains have arrived, and a test track noise sample was presented to the CAB. The move to the maintenance yard near Interstate 143 is planned for January. The south side is currently being worked on at Central and Camelback (along Central Ave.), and the north side work (along Camelback Rd.) will start at the beginning of the year.

Light Rail is 90% complete with the utilities for line section 2 and line section 3. The track and guide way are in for line section 4. Archeological work has impacted line section 5, but the job timeline is still on target.

, Ms. Bratt showed a drawing of the station with pedestrian and bus flow at the facilities at Central and Camelback. The park-n-ride design was displayed and explained to the CAB. Mr. Watts asked about the effect of the all night lighting on the neighborhood. Ms. Bratt didn't have that answer but would follow up with him. Ms. Bratt commented that the Light Rail will not run all night.

Ms. Bratt encouraged all to frequent the businesses along the route to support them during this time. An education campaign will be rolled out when the trains start running. A test track will be constructed in line section 4 and rolled out to the other lines sections from there. A time line was presented to the CAB. The target date opening for the light rail is December 2008.

Ms. Avey inquired about further drilling in the area of the park-n-ride. Ms. Edwards answered that ADEQ is not putting in any more wells in that area. Mr. Watts asked if this design was final due to the many previous changes. Ms. Bratt stated that the design presented is the final design for the park-n-ride.

6. Discussion on Development Plans for Central and Camelback Corner -

Ms. Flood stated this issue was brought up by a CAB member who requested it be put on the agenda. Ms. Flood gathered some information and talked with the Alhambra Village Planning Committee contact at the City of Phoenix. She was told that this project was postponed indefinitely in terms of the village planning level.

Ms. Avery stated that the village was very excited about the project and wondered why the project was dropped.

Mr. Watts stated a zoning variance hearing to address this issue was schedule for January, and the developer has contacted Windsor Square to meet with them. Mr. Watts will continue to gather information as it becomes available.

Ms. Edwards stated that the developer was informed of the environmental issues at the site a few weeks earlier. Ms. Riemenschneider reminded the CAB that ADEQ's role is for the clean up and use of the soil and that it is not responsible for zoning and development issues.

Mr. Morrow stated that his neighbors are in support of the project and he asked if there was anything the CAB can do? Ms. Riemenschneider stated that ADEQ will move forward. She also explained the prospective purchaser agreement policy.

Mr. Connell requested that Mr. Watts to keep the CAB informed as information becomes available, and, if needed, the CAB can hold a special meeting..

7. 2006 WQARF Annual Registry Report -

Ms. Flood explained and handed out the WQARF registry to all present. Any questions can be addressed at the next CAB meeting.

8. Discussion and Voting on CAB Applications –

Ms. Flood introduced Ms. Esther Porter and Mr. John Kohl to the CAB. Ms. Porter and Mr. Kohl answered questions from the CAB.

Mr. Morrow moved to postpone voting on Mr. Frank Mendola until next meeting due to his absence. It was seconded by Mr. Carm Moehle and passed.

Mr. Connell asked the applicants to leave so the vote could be taken.

Ms. Avey moved to consider Mr. Jon Kohl's application. It was seconded by Mr. Stan Watts and passed. Mr. Watts moved to accept Ms. Porter's application, and it was seconded by Mr. Zorbas and passed.

9. Call to the Public -
None

10. Next Meeting Date and Agenda Discussion -
The CAB agreed to hold the next meeting on March 26th at 6:00 p.m. at ADEQ.
Agenda topics will include: voting on CAB applications, and sampling results. Other agenda items will be given to ADEQ as the meeting approaches.

11. Adjournment -
Mr. Connell thanked everybody for their time. Mr. Watts moved to adjourn the meeting. It was seconded by Ms. Avey and passed.